



Petition Number: 1404-DP-08 & 1404-SPP-06

Subject Site Address: NE Corner of 146th Street and Ditch Road

Petitioner: CarDon Development Company, LLC

Request: Petitioner requests Development Plan and Primary Plat review for 2 lots on approximately 16 acres+/-in the CarDon Senior Living PUD.

Current Zoning: CarDon Senior Living PUD (pending approval)
Underlying Zoning is GB

Current Land Use: Vacant

Approximate Acreage: 16 acres +/-

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Proposed Primary Plat and Overall Development Plan

Staff Reviewer: Kevin M. Todd, AICP

Procedural

Approval of a Development Plan and Primary Plat must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, CarDon PUD District, subdivision control ordinance, any variances associated with the site, and any commitments associated with the site.

Project Overview

The proposal is for the primary platting of two (2) commercial lots on the northeast corner of 146th Street and Ditch Road. As a byproduct of platting commercial subdivisions which include multiple users, the accompanying Overall Development Plan only looks at subdivision-wide infrastructure planning, perimeter and/or common area landscaping requirements, and other common area improvements. This specific Overall Development Plan for the CarDon Senior Living site includes perimeter landscaping plans and perimeter pathway plans. The Detailed Development Plan for Lot 1 has been filed under Petition No. 1405-DP-15 and 1405-SIT-07. Detailed Development Plans for the future building(s), parking lots, lighting, and internal landscaping on Lot 2 will be filed subsequently as it is ready for development. The "Overall Development Plan/Detailed Development Plan" concept is likely to become more prevalent as the number of commercial platting projects increases.



The petition was reviewed by the Technical Advisory Committee at its March 25, 2014 meeting.

PRIMARY PLAT REVIEW

Westfield-Washington Township Zoning Ordinance

Procedures (WC 16.04.220)

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
 - Subdivision name and location
 - **Staff Comment – COMPLIANT**
 - Any street related to the subdivision
 - **Staff Comment – COMPLIANT**
 - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities
 - **Staff Comment – Not Applicable**
 - Title, scale, north point and date
 - **Staff Comment – COMPLIANT**
 - Land use adjacent to proposed subdivision and owners names
 - **Staff Comment – COMPLIANT**

2. A primary plat prepared by a land surveyor or land planner showing:
 - Proposed name of the subdivision
 - **Staff Comment – COMPLIANT**
 - Names and addresses of the owner, owners, land surveyor or land planner
 - **Staff Comment – COMPLIANT**
 - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
 - **Staff Comment – COMPLIANT**
 - Easements - locations, widths and purposes
 - **Staff Comment – COMPLIANT**
 - Statement concerning the location and approximate size or capacity of utilities to be installed
 - **Staff Comment – COMPLIANT**
 - Layout of lots, showing dimensions and numbers and square footage
 - **Staff Comment – COMPLIANT**



- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes
 - **Staff Comment – COMPLIANT**
- Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent
 - **Staff Comment – COMPLIANT**
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners
 - **Staff Comment – COMPLIANT**
- Building setback lines
 - **Staff Comment – COMPLIANT**
- Legend and notes
 - **Staff Comment – COMPLIANT**
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage
 - **Staff Comment – COMPLIANT**
- Other features or conditions which would affect the subdivision favorable or adversely
 - **Staff Comment – Not Applicable**
- Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used
 - **Staff Comment – COMPLIANT**
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land
 - **Staff Comment – COMPLIANT**
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
 - **Staff Comment – COMPLIANT**
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property
 - **Staff Comment – Not Applicable**
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
 - **Staff Comment – COMPLIANT**
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
 - **Staff Comment – Not Applicable**



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

May 19, 2014
1404-DP-08 & 1404-SPP-06
Exhibit 1

General Business District (WC 16.04.050, F)

- Minimum Lot Area – None
 - **Staff Comment – COMPLIANT**
- Minimum Lot Frontage on Road - 80 Feet
 - **Staff Comment – COMPLIANT**
- Minimum Lot Width at Building Line - None
 - **Staff Comment – COMPLIANT**
- Minimum Ground Level Square Footage – None
 - **Staff Comment – COMPLIANT**



OVERALL DEVELOPMENT PLAN REVIEW

CarDon Senior Living PUD (as submitted on March 18, 2014, Version 13)

Section 8. General Regulations – Development Standards. The regulations of the Underlying Zoning District shall apply to the development of the District, except as otherwise set forth below.

8.1 Lot 1:

- 8.1(a) Minimum building setback along east property line: thirty (30) feet.
 - **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**
- 8.1(b) Minimum building setback from 146th Street right-of-way: thirty (30) feet.
 - **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**
- 8.1(c) Minimum building setback from north property line: sixty (60) feet.
 - **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**Minimum building setback from west property line: None between businesses (*per GB side yard standards, WC 16.04.050, F6*)
 - **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**
- 8.1(d) Maximum building height: two (2) stories (taller architectural features such as atriums or other elements which do not include floor area may exist).
 - **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**

8.2 Lot 2:

- 8.2(a) Minimum building setback from new Ditch Road right-of-way: twenty (20) feet.
 - **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**
- 8.2(b) Minimum building setback from new 146th Street right-of-way: twenty (20) feet.
 - **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**



Minimum building setback from north property line: sixty (60) feet. (*per GB side yard standards, WC 16.04.050, F6*)

- **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**

Minimum building setback along east property line: twenty (20) feet. (*per GB side yard standards, WC 16.04.050, F6*)

- **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**

8.2(c) Maximum building height: three (3) stories (taller architectural features such as atriums or other elements which do not include floor area may exist).

- **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**

8.2(d) Maximum number of dwelling units: ninety (90)

- **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**

8.3 Drive-thru Facilities. Drive-thru facilities shall not be permitted between the building(s) and the right-of-way line of Ditch Road or 146th Street.

- **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**

Section 9. Off-Street Parking and Loading. The parking and loading standards of the Zoning Ordinance shall apply, except as provided below:

9.1 Parking spaces may be nine (9) feet by eighteen (18) feet in size.

- **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**

9.2 The parking areas for Lot 1 and Lot 2 may be integrated. The comprehensive senior living community shall provide a minimum of one-hundred forty (140) parking spaces. The senior independent living apartments shall provide a minimum of thirty (30) parking spaces on Lot 2, for an overall total of one-hundred seventy (170) parking spaces within the District.

- **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**

9.3 Loading. Loading doors shall be located a minimum of seventy-five (75) feet from the overall north property line. Loading shall be limited to 8:00 AM to 6:00 PM.

- **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**



Section 10. Landscaping and Screening. The District’s landscaping and screening shall comply with the Zoning Ordinance, except as otherwise provided below.

10.1 Installation of Landscaping. The installation of landscaping required by this Ordinance may be delayed, at the Director’s determination, due to: (i) periods of adverse weather; (ii) availability of plant material; and (iii) conflicts between construction scheduling (e.g. completion of infrastructure both on-site and by Hamilton County Highway Department) and proper planting conditions.

- **Staff Comment – Acknowledged**

10.2 Buffer Yards. Buffer yards shall not be required between Lot 1 and Lot 2. A portion of the required buffer yard and road frontage landscaping along the 146th Street and Ditch Road frontages may be installed elsewhere on the property subject to approval by the Director of the Department of Economic and Community Development.

10.2(a) Minimum buffer yard from the north property line: forty (40) feet

- **Staff Comment – COMPLIANT**

10.2(b) Minimum buffer yard from the east property line: thirty (30) feet

- **Staff Comment – COMPLIANT**

10.2(c) Minimum buffer yard from the 146th Street right-of-way: ten (10) feet

- **Staff Comment – COMPLIANT**

10.2(d) Minimum buffer yard from the Ditch Road right-of-way: ten (10) feet

- **Staff Comment – COMPLIANT**

10.2(e) A combination of landscaping and mounding shall be provided within the forty (40) and thirty (30) foot wide buffer yards along the north and east property lines, respectively. Mounding west of Montclair Drive will be five (5) feet tall. Mounding east of Montclair Drive will be here (3) feet tall.

- **Staff Comment – COMPLIANT**

10.2(f) Along and adjacent to the north property line, a berm and a six (6) foot tall wood privacy fence shall be constructed and integrated with the existing berm and fence of the Centennial neighborhood in accordance with Exhibit B and Exhibit D.

- **Staff Comment – COMPLIANT**

10.2(g) The fence atop the mound west of Montclair Drive may be substituted with Viburnum plantings at a spacing subject to approval by the Director.

- **Staff Comment – COMPLIANT; Viburnums will be used instead of the fence, at the neighbor’s request.**



Section 11. Sign Standards. The District's signs shall comply with the Zoning Ordinance, except as provided below:

11.1 Prohibited Signs. Wall signs shall not be located facing north above the first story of the building(s). Wall signs facing north shall not be illuminated.

- **Staff Comment – Not Applicable to Overall Development Plan.
Will be reviewed at Detailed Development Plan for each lot.**

Section 12. Lighting Standards. The District's lighting shall comply with the Zoning Ordinance with the following exception:

12.1 Lighting Structures. Lighting structures, such as poles and bollards, within the parking and pedestrian areas shall not exceed twenty (20) feet in height.

- **Staff Comment – Not Applicable to Overall Development Plan.
Will be reviewed at Detailed Development Plan for each lot.**

Section 13. Pedestrian Amenities. Sidewalks shall be provided within the development to provide a pedestrian amenity generally as depicted on the Conceptual Plan, with connections to the 146th Street and Ditch Road sidewalks and pathways subject to approval of the Hamilton County Highway Department.

- **Staff Comment – COMPLIANT**

Section 14. Architectural Design Standards. The procedures and regulations of Development Plan Review applicable to the Underlying Zoning District shall apply to all primary buildings within the District, except as provided below:

14.1 Building Materials. At least 60% of the Front Façades and 50% of the Side Facades (excluding windows, display windows, doors and roofs) shall be covered by Masonry materials. All remaining portions of the facades shall be covered by fiber cement siding. EIFS may be used on the face of canopies above building entrances. Garage facades shall be covered with Masonry or fiber cement siding (excluding windows, doors and roofs).

- **Staff Comment – Not Applicable to Overall Development Plan.
Will be reviewed at Detailed Development Plan for each lot.**

14.2 Prohibited Materials. Aluminum and vinyl siding shall be prohibited. Metal roofs shall be prohibited.

- **Staff Comment – Not Applicable to Overall Development Plan.
Will be reviewed at Detailed Development Plan for each lot.**



- 14.3 Character Exhibits. Character illustrations indicating conceptually the intended architecture, quality and appearance of the buildings are provided in the Character Exhibits, attached hereto as Exhibit C. Buildings within Lot 1 and Lot 2 shall be constructed and maintained in substantial compliance with these Character Exhibits.
- **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**
- 14.4 Lot 2 - Building(s) Orientation. Dwelling unit windows for building(s) on Lot 2 shall not face north.
- **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**
- 14.5 Dumpsters.
- 14.5(a) Garbage containers, trash receptacles, trash compactors, recycling areas and other similar facilities shall be completely and permanently screened from view of public rights-of-way and adjoining properties.
- **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**
- 14.5(b) Screening methods shall include a solid wall or fence enclosure of a material that matches or compliments the structure to which it is associated.
- **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**
- 14.5(c) Dumpster enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**
- 14.6 Mechanical Equipment. Mechanical equipment for buildings shall be completely and permanently screened from view of public rights-of-way and adjoining residential properties.
- **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**
- 14.7 Accessory Structures. Accessory structures shall be architecturally compatible with the primary building(s) with which they are associated.
- **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**



Westfield-Washington Township Zoning Ordinance

Development Plan Review (WC 16.04.165)

1) **Overlay District Standards.**

- **Staff Comment – The subject property is not located within any of the City’s overlay districts**

Subdivision Control Ordinance:

- **Staff Comment – See “Primary Plat Review” section above.**

2) **Development Plan Review Standards: (WC 16.04.165(D)(3))**

a) **Site Access and Site Circulation:**

- **Standard:** All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference.
 - **Staff Comment – COMPLIANT**
- **Standard:** All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.
 - **Staff Comment – COMPLIANT**
- **Standard:** Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.
 - **Staff Comment – COMPLIANT**

b) **Landscaping:**

(1) **Lines of Sight:**

- **Staff Comment – COMPLIANT**

(2) **Wall Softening:**

- **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**

(3) **On-Site Standards:**

- **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**



(4) Road Frontage Standards:

- Ditch Road (409') = 11 shade trees required
 - **Staff Comment – COMPLIANT; located elsewhere on the Property per the CarDon PUD Ordinance**
- 146th Street (1,346') = 34 shade trees required; 34 shown
 - **Staff Comment – COMPLIANT**

(5) Buffer Yard Requirements: **See "Buffer Yard" section above for buffer yard widths.**

- North Buffer Yard Plantings (1,516') = 51 evergreen trees; 253 evergreen shrubs required
 - **Staff Comment – COMPLIANT**
- South (146th Street) Buffer Yard Plantings (1,346') = 45 evergreen trees; 225 evergreen shrubs required
 - **Staff Comment – COMPLIANT**
- West (Ditch Road) Buffer Yard Plantings (409') = 14 evergreen trees; 69 evergreen shrubs required
 - **Staff Comment – COMPLIANT**
- East Buffer Yard Plantings (657') = 22 evergreen trees; 110 evergreen shrubs required
 - **Staff Comment – COMPLIANT**

(6) Parking Area Landscaping:

- **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**

c) Lighting:

- **Staff Comment – See "Lighting Standards" section above.**

d) Signs:

- **Staff Comment – See "Sign Standards" section above.**

e) Building Orientation:

- (1) Each building façade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.
 - **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**



- (2) No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District.
 - **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**
 - (3) No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District.
 - **Staff Comment – Not Applicable to Overall Development Plan. Will be reviewed at Detailed Development Plan for each lot.**
 - (4) All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.
 - **Staff Comment – See “Mechanical Equipment” section above.**
- f) Building Materials:
- **Staff Comment – See “Building Materials” section above.**
- 3) Comprehensive Plan Compliance: The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”).
 - **Staff Comment – According to the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”), the Property is within the Suburban Residential land use classification. This land use classification contemplates a variety of housing types to serve different family sizes and life situations. The PUD Ordinance proposes a wide range of living options for senior citizens such as assisted living facilities, independent senior living apartments and skilled nursing care. City Council approval of the PUD Ordinance would establish the proposed use and development standards appropriate for the Property.**
 - 4) Street and Highway Access: The design and location of proposed street and highway access points shall minimize safety and hazards and congestion.
 - **Staff Comment – COMPLIANT**
 - 5) Street and Highway Capacity: The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development
 - **Staff Comment – COMPLIANT**
 - 6) Utility Capacity: The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development
 - **Staff Comment – COMPLIANT**



- 7) Traffic Circulation Compatibility: The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- **Staff Comment – COMPLIANT**

Staff Comments:

The submitted plans for 1404-DP-08 & 1404-SPP-06 are compliant with all applicable ordinances and the Advisory Plan Commission should approve the petition as presented with the condition:

- That all necessary approvals be obtained from the Department of Public Works, Hamilton County Surveyors Office, Hamilton County Highway Department and Citizens Westfield prior to the issuance of an improvement location permit.

If any member has questions prior to the hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.